

<b>Age: 47</b>			<b>John and Teresa Assadourian, Parents,</b> <b>were appointed Conservators of the</b> <b>Person on 7-5-1984.</b>	<b>NEEDS/PROBLEMS/COMMENTS:</b>	
<b>DOB: 5-27-66</b>					
	<b>Aff.Sub.Wit.</b>				<b>On 5-23-13, Court Investigator Jennifer</b> <b>Daniel filed this Petition for Transfer to</b> <b>Tulare County Superior Court, with</b> <b>transfer fees and costs waived.</b>
	<b>Verified</b>				
	<b>Inventory</b>				
	<b>PTC</b>				
	<b>Not.Cred.</b>				
	<b>Notice of</b> <b>Hrg</b>				
	<b>Aff.Mail</b>				
	<b>Aff.Pub.</b>				
	<b>Sp.Ntc.</b>				
	<b>Pers.Serv.</b>				
	<b>Conf.</b> <b>Screen</b>		Notice of Hearing was sent to all parties and to CVRC on 5-24-13.		
	<b>Letters</b>				
	<b>Duties/Supp</b>				
	<b>Objections</b>				
	<b>Video</b> <b>Receipt</b>				
	<b>CI Report</b>				
	<b>9202</b>				
	<b>Order</b>				
	<b>Aff. Posting</b>				
	<b>Status Rpt</b>				
	<b>UCCJEA</b>				
	<b>Citation</b>				
	<b>FTB Notice</b>				

(1) First and Final Account and Report of Administrator and (2) Petition for Its Settlement, for Allowance of Compensation for Ordinary and Extraordinary Services and (3) for Final Distribution (Prob. C.11640)

<b>DOD: 04/21/11</b>		<b>ROBERT M. RAY</b> , Administrator, is Petitioner.	<b>NEEDS/PROBLEMS/COMMENTS:</b>
		Account period: <b>04/04/12 – 02/19/13</b>	
<b>Cont. from</b>		Accounting - <b>\$7,910.94</b>	
<input type="checkbox"/>	<b>Aff.Sub.Wit.</b>	Beginning POH - <b>\$6,444.55</b>	
<input checked="" type="checkbox"/>	<b>Verified</b>	Ending POH - <b>\$5,626.13</b>	
<input checked="" type="checkbox"/>	<b>Inventory</b>	Administrator - <b>\$316.44</b>	
<input checked="" type="checkbox"/>	<b>PTC</b>	(statutory)	
<input checked="" type="checkbox"/>	<b>Not.Cred.</b>	Administrator Costs - <b>\$120.00</b> (for certified copies of death certificate)	
<input checked="" type="checkbox"/>	<b>Notice of Hrg</b>	Attorney - <b>\$316.44</b>	
<input checked="" type="checkbox"/>	<b>Aff.Mail</b>	(statutory)	
	<b>Aff.Pub.</b>	Attorney x/o - <b>\$190.00</b>	
	<b>Sp.Ntc.</b>	(itemized by date for 1.9 hours @ \$100/hr. for work performed related to filing of delinquent tax returns and assisting beneficiaries in connection with a brokerage account held outside of the estate)	
	<b>Pers.Serv.</b>	Closing - <b>\$300.00</b>	
	<b>Conf. Screen</b>	<b>Petitioner states</b> that there is a Federal Tax Lien for delinquent income tax due and all remaining cash on hand will be distributed to the Internal Revenue Service to satisfy the outstanding personal income tax lien.	
	<b>Letters</b> 04/04/12		
	<b>Duties/Supp</b>		
	<b>Objections</b>		
	<b>Video Receipt</b>		
	<b>CI Report</b>		
<input checked="" type="checkbox"/>	<b>9202</b>		<b>Reviewed by:</b> JF
<input checked="" type="checkbox"/>	<b>Order</b>		<b>Reviewed on:</b> 06/19/13
	<b>Aff. Posting</b>		<b>Updates:</b>
	<b>Status Rpt</b>		<b>Recommendation:</b>
	<b>UCCJEA</b>		<b>File 2 - Ray</b>
<input checked="" type="checkbox"/>	<b>Citation</b>		
<input checked="" type="checkbox"/>	<b>FTB Notice</b>	<b>Distribution, pursuant to intestate succession, and subject to a Federal Tax Lien, is to:</b>  Internal Revenue Service - <b>\$4,383.25</b> as payment in full for the outstanding delinquent personal income tax due from the decedent.	

## Petition for Payment of Attorney's Fees

			<b>NEEDS/PROBLEMS/COMMENTS:</b>  <p style="text-align: center;"><b>SEALED</b></p>
	Aff.Sub.Wit.		
	Verified		
	Inventory		
	PTC		
	Not.Cred.		
	Notice of Hrg		
	Aff.Mail		
	Aff.Pub.		
	Sp.Ntc.		
	Pers.Serv.		
	Conf. Screen		
	Letters		
	Duties/Supp		
	Objections		
	Video Receipt		
	CI Report		
	9202		
	Order		
	Aff. Posting		
	Status Rpt		
	UCCJEA		
	Citation		
	FTB Notice		
			<b>Reviewed by:</b> skc
			<b>Reviewed on:</b> 6-19-13
			<b>Updates:</b>
			<b>Recommendation:</b>
			<b>File</b> 3A – Cavin

Atty

Fanucchi, Edward L. (for James C. West – Petitioner – Nephew)

Atty

Knudson, David N. (Court Appointed for Conservatee)

**Petition for Appointment of Probate Conservator of the Person (Prob. C. 1820,  
1821, 2680-2682)**

<b>Age: 67</b>		<b><u>NO TEMPORARY ORDERS</u></b>	<b>NEEDS/PROBLEMS/COMMENTS:</b>  <b>Matter has been continued on 04/22/2013 and 05/20/2013.</b>  <b>The following issues remain:</b>  <b>Court Investigator Advised Rights on 03/22/2013.</b>  1. Need Citation.  2. Need video receipt for each conservator pursuant to Local Rule 7.15.8(A).  3. #1g of the petition is not marked regarding medical consent powers. However #9 of the petition is marked stating there is no form of medical treatment for which the proposed conservatee has the capacity to give an informed consent. Need clarification.  4. Capacity Declaration filed 04/19/2013 does not support the Petitioner's request for medical consent and dementia powers.
		<b>JAMES C. WEST</b> , nephew, is petitioner and requests appointment as Conservator of the person, medical consent and dementia powers to administer dementia medications and for placement in a secured perimeter facility.	
<b>Cont. from 042213, 052013</b>		<b>Declaration of Jennifer Lancaster, D.O., 03/21/2013.</b>  <b>Petitioner states:</b> proposed conservatee suffered a stroke on 06/30/2012 with a total left side hemiparesis. She is unable to dress, bathe, or care for herself, cannot walk, cannot cook, has no coordination, is aggressive, lacks short term memory, her thoughts are unrealistic, she is delusional and she has been diagnosed with dementia.	
	<b>Aff.Sub.Wit.</b>		
✓	<b>Verified</b>		
	<b>Inventory</b>		
	<b>PTC</b>		
	<b>Not.Cred.</b>		
✓	<b>Notice of Hrg</b>		
✓	<b>Aff.Mail</b>	w/	
	<b>Aff.Pub.</b>		
	<b>Sp.Ntc.</b>		
✓	<b>Pers.Serv.</b>	w/	
	<b>Conf. Screen</b>		
✓	<b>Letters</b>		
✓	<b>Duties/Supp</b>		
	<b>Objections</b>		
	<b>Video Receipt</b>	x	
✓	<b>CI Report</b>		
	<b>9202</b>		
✓	<b>Order</b>		
	<b>Aff. Posting</b>		
	<b>Status Rpt</b>		
	<b>UCCJEA</b>		
	<b>Citation</b>		
	<b>FTB Notice</b>		
<b>Declaration of Court Appointed Counsel in Opposition to Petition for Appointment of Conservator of the Person filed 02/19/2013 – states proposed conservatee vehemently opposes the petition for appointment of conservator of her person, and particularly opposes the appointment of her nephew, James C. West as conservator.</b>  Proposed Conservatee is seen regularly by her doctor, Jennifer Lancaster. Dr. Lancaster prepared a capacity declaration stating the proposed conservatee is able to attend the court hearing, has capacity to give informed consent to any form of medical treatment, the proposed conservatee <b>does</b> have capacity to give informed consent to placement, a locked secured perimeter facility is <b>not</b> the least restrictive environment appropriate to the needs of the proposed conservatee and while the conservatee would benefit from the administration of medications for dementia, the proposed conservatee <b>has</b> the capacity to give informed consent to their administration.			
<b><u>Please see additional page</u></b>			
<b>Reviewed by: LV</b>			
<b>Reviewed on: 06/20/2013</b>			
<b>Updates:</b>			
<b>Recommendation:</b>			
<b>File 4 - Manuszak</b>			

**Declaration continued**

Proposed Conservatee is seen regularly by her doctor, Jennifer Lancaster. Dr. Lancaster prepared a capacity declaration stating the proposed conservatee is able to attend the court hearing, has capacity to give informed consent to any form of medical treatment, the proposed conservatee does have capacity to give informed consent to placement, a locked secured perimeter facility is not the least restrictive environment appropriate to the needs of the proposed conservatee and while the conservatee would benefit from the administration of medications for dementia, the proposed conservatee has the capacity to give informed consent to their administration.

On 07/05/2012, five days after the proposed conservatee's stroke she executed an Advance Health Care Directive, signed by the petitioner, James West, and Jean West, the proposed conservatee's sister. At the same time she executed a durable power of attorney for property management.

The proposed conservatee states she intends to revoke the advance health care directive, because she does not want Jean West or James West to make health care decisions for her.

Proposed conservatee requests that she be present at any further hearings on this matter, and further requests that the conservatorship proceedings be dismissed.

**Court Investigator Charlotte Bien Report filed 04/12/2013.**

**5 In Matter of: Lois Gray Durable Power of Attorney Case No. 13CEPR00214****Atty Walters, Jennifer L. (for Petitioner Eileen Sutterfield)****Atty Burnside, Leigh (for Respondent/Cross Petitioner Ronald Gray)****Atty Sharbaugh, Catherine (court appointed for principal Lois Gray)****Petition to Compel Agent to Act (Prob. C. 4000, eq)****Cont. from 050813,  
052213****Aff.Sub.Wit.**☒ **Verified****Inventory****PTC****Not.Cred.**☒ **Notice of  
Hrg**☒ **Aff.Mail** W/**Aff.Pub.****Sp.Ntc.****Pers.Serv.****Conf.  
Screen****Letters****Duties/Supp**☒ **Objections****Video  
Receipt****CI Report****9202****Order** X**Aff. Posting****Status Rpt****UCCJEA****Citation****FTB Notice**

**EILEEN SUTTERFIELD**, child and co-agent pursuant to the Durable Power of Attorney, is Petitioner.

**Petitioner states** this matter concerns the co-agent, Ronald Gray, lack of cooperation in regard to the Power of Attorney and therefore detrimentally affecting the Settlor's property, assets and intent behind drafting the documents.

Petitioner alleges Lois Gray, on or about 4/8/2009, executed The Durable Power of Attorney for Management of Property and Personal Matters. Petitioner states she is aware of the terms of the POA. Based on her firsthand knowledge and having read the POA, the Petitioner contends that she and her Co-Agent were designated to pay all necessary debts including the power to sell ownership of the property.

Lois Gray is currently residing at Cottonwood Retirement facility. The Settlor recently suffered from a stroke and is now diagnosed with dementia. The cost of living at Cottonwood is approximately \$4,720 each month with additional medical incidental costs of \$1,250.00.

Petitioner contends that pursuant to Section 2.A.(1) the Co-Agents are capable of taking any action necessary regarding the Settlor's real and personal property. This would include the Settlor's mobile home she is no longer residing in and will not be able to reside in at any future date. To keep the vacant mobile home costs the Settlor approximately \$700.00 per month for rental of the land within a complex and insurance.

**Please see additional page**

**NEEDS/PROBLEMS/COMMENTS:**

**Continued from 5/22/13. Minute order states** Ms. Walters is ordered to provide Ms. Burnside with the monthly statements from December 2012 to the present. The Court orders that the statements also include those from Chase and the Credit Union. The court further orders that both counsels facilitate the listing and sale of the mobile home. Said mobile home is to be sold at an appropriate price and the proceeds are to remain in the escrow account. The Court orders counsel is to be appointed for Lois Gray.

1. Need proof of service of the Notice of Hearing on Principal, Lois Gray. Probate Code §4544.

2. Need Order

**Note:** Order on Cross Petition of Ronald Gray contains a place to insert the date that Eileen Sutterfield is to account by.

**Note:** A Petition to Compel Trustee to Reimburse Trust and Attorneys fees has been filed and is set for hearing on 8/6/2013. Since the Trust is not before the court it appears that this pleading should have been filed in a separate action for the Trust.

**Reviewed by: KT****Reviewed on: 6/19/13****Updates: 6/24/2013****Recommendation:****File 5 – Gray**

Petitioner states she has requested of the Co-Agent, Ronald Gray, on several occasions to agree to sell the mobile home owned by the Settlor to allow for additional funds to be provided to the assisted living facility. Ronald Gray refuses to participate in the sale unless the funds are provided to a joint trust account. A trust account is not necessary as the proceeds of the sale can be directly provided to Cottonwood for the monthly expenses.

**Petitioner requests the Court enter an order that:**

1. Lois Gray established the Lois Gray Durable Power of Attorney, on or about April 8, 2009;
2. The Co-Agents named by the Settlor are Eileen Sutterfield and Ronald Gray;
3. Co-Agent Ronald Gray be ordered to participate in the facilitation of the sale of the mobile home owned by the Settlor;
4. For all other relief as the Court deems proper under the circumstances.

**Respondent Ronald Gray's Response to Petition to Compel Agent to Act; Cross Petition to Compel Co-Agent to Account and Report filed on 5/2/13.** Respondent admits some of the allegations in the petition and denies other allegations in the petition.

Wherefore, Respondent respectfully requests an order:

1. Dismissing the Petition with prejudice;
2. For costs incurred herein;
3. For any and all other relief the Court deems just and proper.

**Cross Petition to Compel Co-Agent to Account and Report.**

Cross Petitioner, Ronald Gray, alleges:

On 4/8/2009 Lois Gray executed a Durable Power of Attorney for Management of Property and Personal Affairs (DPOA) appointing her children, Ronald Gray (Mr. Gray) and Eileen Sutterfield (Ms. Sutterfield) as her co-agents.

In conjunction with the DPOA, Lois Gray also executed the Lois Gray Living Trust (the Trust).

The Trust estate consists of two parcels of real property and a mobile home, none of which has substantial value. The Trust has no liquid assets, but Mr. Gray is informed and believes that Lois Gray has one or more bank accounts at Chase Bank held in her name individually, from which her living expenses have been, and are being paid. Mr. Gray is further informed that Ms. Sutterfield is named as a co-owner of said account(s) solely for the purpose of facilitating the payments of Lois Gray's bills and expenses. Ms. Sutterfield has not provided Mr. Gray with copies of the monthly statements of a Chase Bank checking account belonging to Lois Gray since approximately November 2012, despite repeated requests.

**Please see additional page**

Recently, Ms. Sutterfield began demanding that Mr. Gray assist her in selling the mobile home to pay for Lois Gray's board and care at the assisted living facility. She also stopped providing Mr. Gray with copies of the monthly bank statements. Ms. Sutterfield has also refused Mr. Gray's request to meet to resolve the matter of how best to take care of their mother's finances. Mr. Gray suggested, for example, that he and Ms. Sutterfield establish a bank account in their capacity as co-trustees of the trust to hold all funds for the benefit of their mother. Ms. Sutterfield, however, has refused to do so and continues to refuse to provide information regarding the status of their mother's funds, which funds are now under the exclusive control of Ms. Sutterfield.

For the foregoing reasons, Mr. Gray request that the Court order Ms. Sutterfield to account and report regarding the joint bank account at Chase Bank that she shares with Lois Gray, as well as any toher account she owns with Lois Gray, for the period commencing August 1, 2012 through April 30, 2013.

**Wherefore, Petitioner prays for an Order:**

1. That Ms. Sutterfield account and report for the funds contained in all accounts that she owns with Lois Gray for the period commencing August 1, 2012 through April 30, 2013.
2. That Cross-Petitioner be awarded his costs incurred herein, and;
3. That the Court order any and all other relief it deems just and proper.

**Supplement in Support of Cross-Petition filed on 5/16/13.** Ronald Gray states that it is his belief that the funds in the Chase Bank account are the property of Mrs. Gray, and that Eileen has not deposited any of her own personal funds into said account. Accordingly pursuant to Probate Code §5301(a), all of the funds in the account belong to Mrs. Gray.

Ronald Gray alleges Eileen has admitted that the funds in the Chase Bank account are exclusively the property of Mrs. Gray and, upon Mrs. Gray's death are to be distributed to the beneficiaries of Mrs. Gray's trust.

Since December 2012, Eileen has refused Donald's request to provide copies of the Chase Bank account statements to Ronald notwithstanding his is the co-agent of Mrs. Gray under a properly executed Durable Power of Attorney. Ronald states he met with Eileen on May 14, 2013, and again requested she provide him with copies of the statements, but Eileen continues to refuse to do so in the grounds that she is a co-owner of the account and has no obligation to share any information with Ronald. Ronald visited a branch of Chase Bank on or about 5/10/2013 , with a copy of the DPOA and requested copies of the statements, but bank personnel would not provide them.

Eileen continues to withhold information from him relative to Mrs. Gray's finances, yet demands that he agree to sell Mrs. Gray's mobile home, which is actually an asset of the Mrs. Gray's living Trust. Eileen however has been unwilling to agree to deposit the sale proceeds into a Trust account titled in the names of both Ronald and Eileen as co-Trustees. Due to Eileen's refusal to do so, as well as her refusal to share Mrs. Gray's financial information with him, Ronald has not agreed to the sale of the mobile home.

**Please see additional page**



**Petitioner Eileen Sutterfield's Response to Respondent Ronald Gray's Cross-Petition to Compel Co-Agent to Account and Report and Supplement in Support of Cross-Petition to Compel Co-Agent to Account and Report was filed 5/21/13.** Cross Respondent states since the execution of the DPOS and the Trust, Lois Gray has been diagnosed with dementia and suffered a stroke. Lois Gray is currently residing in a care facility in Fresno. Cross Respondent admits that the Trust estate contains two parcels of real property and a mobile home. Cross-Respondent admits that the Trust has no liquid assets. Cross-Respondent further admits that she has not provided Mr. Gray monthly bank statements of a Chase bank account since November 2012. Cross-Respondent denies that she has refused Mr. Gray's attempts to meet and resolve the matter of how best to take care of their mother's finances.

Cross-Respondent admits that Mrs. Gray added her daughter Eileen Sutterfield to the account. Cross-Respondent admits that she has not deposited any of her own personal funds into the account. Cross-Respondent admits that Mr. Gray is a co-agent under a properly executed Durable Power of Attorney. Cross-Respondent continues to refuse to provide Cross-Petitioner with copies of statements on the ground she is a co-owner of the account and has no obligation to share any information with Cross-Petitioner.

Cross-Respondent alleges Cross-Petitioner has absolutely no authority to bring his cross-petition under Probate Code sections 4236 and 4241. Probate Code §4236 states that an "attorney-in-fact shall keep records of all transactions entered into by the attorney-in-fact on behalf of the principal." That may be true when Cross-Petitioner acts as an agent under a DPOA to conduct transactions, but Cross-Respondent is not using or acting as an Agent under Mrs. Gray's DPOA to conduct transactions for Mrs. Gray and Cross-Respondent's joint Chase checking account. Mrs. Gray added Cross-Respondent to her Chase checking account several years ago. Mrs. Gray did not specifically state to Cross-Petitioner why she added her only that she wanted Cross-Respondent as a co-owner of the Chase checking account. Cross-Respondent is a co-owner of the Chase checking account and has a right of survivorship.

Cross-Respondent states she has no duty to pay her mother's finances with the funds from the joint account, but chooses to do so as co-owner. By operation of law, Cross-Respondent becomes the sole owner of the Chase account and can choose to give the money to the Trust after her mother's death. That doesn't make the funds in the joint account automatically "Trust fund." Mrs. Gray's intent is clear she did not want her checking account funds to be part of her Trust, and she wanted to daughter to be a co-owner of her Chase checking account with right of survivorship. Cross-Respondent simply has no duty under the Probate Code to account and report to Cross-Petitioner for her and Mrs. Gray's joint account.

Cross-Petitioner has stated that he as a co-agent under the DPOA is refusing to sell Mrs. Gray's mobile home because he wants to see the bank statements from the joint checking account, even though he is aware that the vacant mobile home is costing \$700.00 per month. Cross-Petitioner's actions are harmful and not in the best interest of the principal, Mrs. Gray. Cross-Petitioner's actions and delay in selling the mobile home are unreasonable and unjustified.

**Wherefore, Cross-Petitioner respectfully requests that the Court deny the Cross-Petitioner in his entirety.**

**Status Report of Cross Petitioner Ronald Gray filed on 6/20/2013.** The Status Report states Ronald Gray and Eileen Sutterfield are the children of Lois Gray, who currently resides at Somerford Place in Fresno. Ms. Gray suffers from Alzheimer's dementia and relies on her children to assist her with her financial affairs. Both Ronald and Eileen are nominated and acting agents for Mrs. Gray under a durable power of attorney executed in April 2009 and are successor trustees of a revocable trust established by Mrs. Gray in April 2009.

In the latter part of 2012, a dispute arose between Ronald and Eileen over the management of Mrs. Gray's affairs and Ronald's right to access financial information in his capacity as a co-agent under the DPOA. Eileen wanted to sell Mrs. Gray's mobile home, an asset of Mrs. Gray's Trust and where she could no longer reside, but Eileen was not willing to provide Ronald with information regarding the status of funds in Mrs. Gray's bank accounts. Eileen also declined Ronald's request to deposit the proceeds from the sale of the mobile home into a trust account to which Ronald and Eileen would both have access as co-trustees. Accordingly, Ronald was not willing to agree to sell the mobile home at that time.

The petitions currently before the court were filed. At the hearing on 5/22/2013, the Court ordered Eileen to produce copies of the monthly statements for Mrs. Gray's accounts at Chase Bank and San Joaquin Power Credit Union, and order the parties to list the mobile home for sale.

The parties immediately hired a real estate agent and listed the mobile home for sale. To date, to declarant's knowledge, there have been no offers to purchase the property.

Over two weeks later, on June 8, Eileen produced copies of Mrs. Gray's bank statements. The statements reflect however, that on May 14, 2013, Eileen withdrew over \$20,000 from her mother's credit union accounting, leaving a balance of \$5.00. She included a handwritten note that she had deposited the funds into Mrs. Gray's Chase Bank but, to date has not provided a copy of the Chase Bank accounts statements showing the funds were deposited there. A request was made to Eileen's attorney, Jennifer Walters, that a copy of Chase Bank statements be provided confirming the credit union funds were deposited there, but to date no such documentation has been received. Ms. Walters said only, in an e-mail, the funds are "accounted for" but gave no further explanation.

Additionally, the credit union statements showed a \$2,500 withdrawal by Eileen in February 2013. Inquiry was made to Ms. Walters about the nature of this withdrawal, but no response was received. Mr. Gray does not believe the withdrawal was to pay Cottonwood Court, where Mrs. Gray was living at the time, as the amount was inconsistent with the other payments made to that facility, nevertheless, the information has not been provided by either Eileen or her attorney.

Mr. Gray remains willing to try to resolve these matters with Eileen, but is finding it difficult to engage in discussions when she continues to withhold information.

**Please see additional page**

**Supplemental Declaration of Eileen Sutterfield filed on 6/20/2013.** Ms. Sutterfield states she never wanted to bring this action to the court's attention, but felt she had no choice.

Her brother has been fighting her with regards to her mother and her accounts, the trust, the mobile home, and the stocks for several months now. Ms. Sutterfield states she is trying to do right by her mother but to success in that endeavor she must rely on the court to assist her in resolving the matter.

When her mother drafted the Trust in 2009, she expressly only put a few pieces of property within the trust, the mobile home, a vehicle she sold in 2011, and her two parcels of mountain land. Her reasoning for drafting the trust was to prevent her and her brother from having to probate those assets.

During the time the trust was drafted, her mother had bank accounts and stocks that she did not wish to include in the trust. In 2010 her mother decided she wanted Eileen to be joint owner of her accounts. Ms. Sutterfield states she and her mother are very close. She has been her primary care giver, cooking for her, caring for her, helping her in every possible way. As a result of this relationship though the years she added Ms. Sutterfield to her accounts.

Ms. Sutterfield believes her brother is misunderstanding his role as a trustee. It is her understanding that he truly believes that all their mother's property, including her money should be in the trust for both of them to control. For example, the stocks her mother has had since before the trust was created have different percentages to the beneficiaries that the trust indicates. If the stocks were included in the in the trust her brother's percentage would increase from 10% to 15%.

Ms. Sutterfield states she is not trying to be difficult, but rather protect HERS and her mother's interest. Mrs. Sutterfield states that her brother has stated to a physician last year, in the presence of her and her husband, that he does not like their mother and has not liked her for over 20 years. He stated to the physician that the way he deals with his mother was to "avoid her." Ms. Sutterfield states her brother wishes for their mother to be in a care facility that is just "adequate" as anything more would be too expensive, and that she babies her. Ms. Sutterfield states their mother is in her 90s and will not be around for much longer. They should make every effort to make sure she enjoys her last years here. Even if this costs ever dollar she has.

Ms. Sutterfield states her only intention is to carry out her mother's wishes and protect her in any way she can from emotional and financial abuse and misuse of her funds. She cannot say the same motivation is driving her brother. He is not acting in the best interest of their mother. It is their mother's money, not his.

Ms. Sutterfield is requesting the court appoint a private fiduciary to become trustee of her mother's trust as there is no possible way she and her brother will be able to have any amicable working relationship. She is requesting the court deny her brother the ability to control any of the accounts that are held jointly between Ms. Sutterfield and her mother.

**Note: The Trust is not before the court therefore the court cannot make an order appointing a private fiduciary to become the Trustee for the Trust. A separate action for the trust will need to be commenced, with notice to all parties interested in the trust.**

<b>DOD: 10-6-08</b>		<b>EDDIE L. HENDERSON aka ED HENDERSON,</b> Son, is Petitioner.  40 days since DOD  No other proceedings  I&A: \$140,200.00 (real and personal property)  Decedent died intestate  Petitioner requests Court determination that the decedent's 100% interest in certain real property located at 1520 E. Englewood in Fresno and personal property including household furniture and furnishings and other personal effects passes to him pursuant to intestate succession.	<b>NEEDS/PROBLEMS/COMMENTS:</b>
<input type="checkbox"/>	<b>Aff.Sub.Wit.</b>		
<input checked="" type="checkbox"/>	<b>Verified</b>		
<input checked="" type="checkbox"/>	<b>Inventory</b>		
<input checked="" type="checkbox"/>	<b>PTC</b>		
<input type="checkbox"/>	<b>Not.Cred.</b>		
<input type="checkbox"/>	<b>Notice of Hrg</b>		
<input type="checkbox"/>	<b>Aff.Mail</b>		
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<input type="checkbox"/>	<b>Sp.Ntc.</b>		
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<input type="checkbox"/>	<b>Objections</b>		
<input type="checkbox"/>	<b>Video Receipt</b>		
<input type="checkbox"/>	<b>CI Report</b>		
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<input type="checkbox"/>	<b>Status Rpt</b>		
<input type="checkbox"/>	<b>UCCJEA</b>		
<input type="checkbox"/>	<b>Citation</b>		
<input type="checkbox"/>	<b>FTB Notice</b>		
		<b>Reviewed by:</b> skc	
		<b>Reviewed on:</b> 6-19-13	
		<b>Updates:</b>	
		<b>Recommendation:</b> SUBMITTED	
		<b>File 6 - Morrison</b>	

<b>DOD: 4-5-13</b>		<b>LARRY E. DAVIS</b> , Nephew, is Petitioner and requests appointment as Administrator full IAEA with bond of \$49,090.00.  Full IAEA: ok  Decedent died intestate  Residence: Sanger, CA Publication: Sanger Herald	<b>NEEDS/PROBLEMS/COMMENTS:</b>  <u>Note to Attorney:</u> Although the current Notice of Petition to Administer Estate (updated 1-1-13) was used, the publication does not contain the updated language. For future petitions, please remember to note the update for publication.  <u>Note:</u> Bond will be fixed at \$49,090.00.  1. Petitioner states at #8 that certain heirs were not located for notice. The Court may require further diligence re: - Ronald Breckenridge (nephew) - Any issue of Roger Ford Breckenridge (deceased nephew)
	<b>Aff.Sub.Wit.</b>		
✓	<b>Verified</b>		
	<b>Inventory</b>		
	<b>PTC</b>		
	<b>Not.Cred.</b>		
✓	<b>Notice of Hrg</b>	<b>Estimated Value of Estate:</b> Personal property: \$ 9,000.00 Annual income: \$ 90.00 Real property: \$ 40,000.00 Total: \$ 49,090.00  Probate Referee: Steven Diebert	
✓	<b>Aff.Mail</b> w		
✓	<b>Aff.Pub.</b>		
	<b>Sp.Ntc.</b>		
	<b>Pers.Serv.</b>		
	<b>Conf. Screen</b>		
✓	<b>Letters</b>		
✓	<b>Duties/Supp</b>		
	<b>Objections</b>		
	<b>Video Receipt</b>		
	<b>CI Report</b>	<b>Reviewed by:</b> skc <b>Reviewed on:</b> 6-19-13 <b>Updates:</b> <b>Recommendation:</b> <b>File 7 - Breckenridge</b>	
	<b>9202</b>		
✓	<b>Order</b>		
	<b>Aff. Posting</b>		
	<b>Status Rpt</b>		
	<b>UCCJEA</b>		
	<b>Citation</b>		
	<b>FTB Notice</b>		

**8 Nancy L. Munday aka Nancy Louise Munday (Estate) Case No. 13CEPR00422**

Atty Bagdasarian, Gary G. (for Patti Bibb – sister/Petitioner)

Petition for Probate of Will and for Letters Testamentary; Authorization to Administer Under IAEA (Prob. C. 8002, 10450)

<b>DOD: 03/16/13</b>		<b>PATTI BIBB</b> , sister/named Executor without bond, is Petitioner.	<b>NEEDS/PROBLEMS/COMMENTS:</b>
		Full IAEA – OK	<b>Note:</b> Status hearings will be set as follows:  • <b>Friday, 11/29/2013 at 9:00a.m. in Dept. 303</b> for the filing of the inventory and appraisal <b>and</b> • <b>Friday, 08/29/2014 at 9:00a.m. in Dept. 303</b> for the filing of the first account and final distribution.
<b>Cont. from</b>		Will dated: 03/06/12	
<input type="checkbox"/>	<b>Aff.Sub.Wit.</b>	s/p	Pursuant to Local Rule 7.5 if the required documents are filed 10 days prior to the hearings on the matter the status hearing will come off calendar and no appearance will be required.
<input checked="" type="checkbox"/>	<b>Verified</b>		
<input type="checkbox"/>	<b>Inventory</b>		
<input type="checkbox"/>	<b>PTC</b>		
<input type="checkbox"/>	<b>Not.Cred.</b>		
<input checked="" type="checkbox"/>	<b>Notice of Hrg</b>		
<input checked="" type="checkbox"/>	<b>Aff.Mail</b>	w/	
<input type="checkbox"/>	<b>Aff.Pub.</b>		
<input type="checkbox"/>	<b>Sp.Ntc.</b>		
<input type="checkbox"/>	<b>Pers.Serv.</b>		
<input type="checkbox"/>	<b>Conf. Screen</b>		
<input checked="" type="checkbox"/>	<b>Letters</b>		
<input checked="" type="checkbox"/>	<b>Duties/Supp</b>		
<input type="checkbox"/>	<b>Objections</b>		
<input type="checkbox"/>	<b>Video Receipt</b>		
<input type="checkbox"/>	<b>CI Report</b>		
<input type="checkbox"/>	<b>9202</b>		
<input checked="" type="checkbox"/>	<b>Order</b>		
<input type="checkbox"/>	<b>Aff. Posting</b>		
<input type="checkbox"/>	<b>Status Rpt</b>		
<input type="checkbox"/>	<b>UCCJEA</b>		
<input type="checkbox"/>	<b>Citation</b>		
<input type="checkbox"/>	<b>FTB Notice</b>		
Residence: Fresno Publication: The Business Journal  <b>Estimated value of the estate:</b> Personal property - \$ 31,500.00 Annual income - 100.00 Real property - 110,000.00 <b>Total - \$141,600.00</b>  Probate Referee: <b>STEVEN DIEBERT</b>			<b>Reviewed by:</b> JF <b>Reviewed on:</b> 06/19/13 <b>Updates:</b> <b>Recommendation:</b> SUBMITTED <b>File 8 - Munday</b>

**Petition for Probate of Will and for Letters Testamentary; Authorization to Administer Under IAEA (Prob. C. 8002, 10450)**

<b>DOD: 04/02/13</b>		<b>TERESA ESPINOZA</b> , named Executor without bond is Petitioner.  Full IAEA – OK  Will dated 06/14/05  Residence: Fresno Publication: The Business Journal  <u><b>Estimated Value of the Estate:</b></u> Personal property - \$297,500.00 Annual income - 2,975.00 Real property - 100,000.00 <b>Total - \$400,475.00</b>  Probate Referee: <b>RICK SMITH</b>	<b>NEEDS/PROBLEMS/COMMENTS:</b>  1. Petitioner is a named Executor in the will, but her name, address and relationship to the decedent are not listed in item 8 of the Petition.  <u><b>Note:</b> Status hearings will be set as follows:</u>  <ul style="list-style-type: none"> <li>• <b>Friday, 11/29/2013 at 9:00a.m. in Dept. 303</b> for the filing of the inventory and appraisal <u>and</u></li> <li>• <b>Friday, 08/29/2014 at 9:00a.m. in Dept. 303</b> for the filing of the first account and final distribution.</li> </ul> Pursuant to Local Rule 7.5 if the required documents are filed 10 days prior to the hearings on the matter the status hearing will come off calendar and no appearance will be required.
<b>Cont. from</b>			
<input type="checkbox"/>	<b>Aff.Sub.Wit.</b>		
<input checked="" type="checkbox"/>	<b>Verified</b>		
<input type="checkbox"/>	<b>Inventory</b>		
<input type="checkbox"/>	<b>PTC</b>		
<input type="checkbox"/>	<b>Not.Cred.</b>		
<input checked="" type="checkbox"/>	<b>Notice of Hrg</b>		
<input checked="" type="checkbox"/>	<b>Aff.Mail</b> w/o		
<input type="checkbox"/>	<b>Aff.Pub.</b>		
<input type="checkbox"/>	<b>Sp.Ntc.</b>		
<input type="checkbox"/>	<b>Pers.Serv.</b>		
<input type="checkbox"/>	<b>Conf. Screen</b>		
<input checked="" type="checkbox"/>	<b>Letters</b>		
<input checked="" type="checkbox"/>	<b>Duties/Supp</b>		
<input type="checkbox"/>	<b>Objections</b>		
<input type="checkbox"/>	<b>Video Receipt</b>		
<input type="checkbox"/>	<b>CI Report</b>		
<input type="checkbox"/>	<b>9202</b>		
<input checked="" type="checkbox"/>	<b>Order</b>		
<input type="checkbox"/>	<b>Aff. Posting</b>		
<input type="checkbox"/>	<b>Status Rpt</b>		
<input type="checkbox"/>	<b>UCCJEA</b>		
<input type="checkbox"/>	<b>Citation</b>		
<input type="checkbox"/>	<b>FTB Notice</b>		
		<b>Reviewed by:</b> JF <b>Reviewed on:</b> 06/19/13 <b>Updates:</b> <b>Recommendation:</b> <b>File 9 - Espinosa</b>	

<b>DOD: 03/09/13</b>		<b>RENEE DAUER and MARJORIE DAUER-PIPER</b> , granddaughters, are Petitioners and request appointment as Co-Administrators with without bond.  Full IAEA – OK  All heirs waive bond  Decedent died intestate  Residence: Biola Publication: The Business Journal  <u><b>Estimated Value of the Estate:</b></u> Real property - \$55,000.00  Probate Referee: <b>RICK SMITH</b>	<b>NEEDS/PROBLEMS/COMMENTS:</b>  <u><b>Note:</b></u> The Notice of Petition to Administer Estate form (DE-121) used is outdated. This form was updated January 1, 2013 and revised the language of #8 regarding Notice to Creditor's. The updated language should also be used in the publication.  <u><b>Note:</b></u> <b>Status hearings will be set as follows:</b>  <ul style="list-style-type: none"> <li>• <b>Friday, 11/29/2013 at 9:00a.m. in Dept. 303</b> for the filing of the inventory and appraisal <b>and</b></li> <li>• <b>Friday, 08/29/2014 at 9:00a.m. in Dept. 303</b> for the filing of the first account and final distribution.</li> </ul> Pursuant to Local Rule 7.5 if the required documents are filed 10 days prior to the hearings on the matter the status hearing will come off calendar and no appearance will be required.
<b>Cont. from</b>			
<input type="checkbox"/>	<b>Aff.Sub.Wit.</b>		
<input checked="" type="checkbox"/>	<b>Verified</b>		
<input type="checkbox"/>	<b>Inventory</b>		
<input type="checkbox"/>	<b>PTC</b>		
<input type="checkbox"/>	<b>Not.Cred.</b>		
<input checked="" type="checkbox"/>	<b>Notice of Hrg</b>		
<input checked="" type="checkbox"/>	<b>Aff.Mail</b> w/		
<input type="checkbox"/>	<b>Aff.Pub.</b>		
<input type="checkbox"/>	<b>Sp.Ntc.</b>		
<input type="checkbox"/>	<b>Pers.Serv.</b>		
<input type="checkbox"/>	<b>Conf. Screen</b>		
<input checked="" type="checkbox"/>	<b>Letters</b>		
<input checked="" type="checkbox"/>	<b>Duties/Supp</b>		
<input type="checkbox"/>	<b>Objections</b>		
<input type="checkbox"/>	<b>Video Receipt</b>		
<input type="checkbox"/>	<b>CI Report</b>		
<input type="checkbox"/>	<b>9202</b>		
<input checked="" type="checkbox"/>	<b>Order</b>		
<input type="checkbox"/>	<b>Aff. Posting</b>		
<input type="checkbox"/>	<b>Status Rpt</b>		
<input type="checkbox"/>	<b>UCCJEA</b>		
<input type="checkbox"/>	<b>Citation</b>		
<input type="checkbox"/>	<b>FTB Notice</b>		
		<b>Reviewed by:</b> JF <b>Reviewed on:</b> 06/19/13 <b>Updates:</b> <b>Recommendation:</b> SUBMITTED <b>File 10 - Dauer</b>	



DOD: 12-21-12		JAIME VASQUEZ and		NEEDS/PROBLEMS/COMMENTS:
		CARO CARUSO, Grandson and		
		Granddaughter, are Petitioners.		<b>CONTINUED TO 7-23-13</b> Per attorney request
		40 days since DOD		
		No other proceedings		1. In this summary proceeding, the Court is limited to making a determination that the property passes to the appropriate successor according to the decedent's will, which is The Rosa Haydee Lopez Living Trust dated April 3, 2011. See Probate Code §§ 13150 and 13006 (definition of successor). Therefore, the Court cannot make the determination as requested that property passes to Petitioners directly.
	Aff.Sub.Wit.			
✓	Verified			<i>Note: Petitioners provide a copy of the trust, which indicates that Petitioners are the successor co-trustees. The Court can authorize distribution to Petitioners as co-trustees in this summary proceeding, but not directly.</i>
✓	Inventory			
✓	PTC			2. <u>Need clarification:</u> Petitioners provide a copy of the trust, which lists the subject property as an asset of the trust on Schedule A. If the property is <u>already</u> an asset of the trust, this petition for summary proceeding is inappropriate. Petitioners may wish to research and consider the appropriate options for passing property if Court order is necessary.
	Not.Cred.			
✓	Notice of Hrg	X		3. Need date of death of the decedent's deceased spouse per Local Rule 7.1.1.D.
✓	Aff.Mail	W		
	Aff.Pub.			4. Need proof of service of <u>Notice of Hearing</u> at least 15 days prior to the hearing on the following persons per Probate Code §§ 13153, 1220: - Miriam C. Acevedo (daughter) - Michael Pura (grandson)
	Sp.Ntc.			
	Pers.Serv.			<i>Note: Although these heirs are disinherited by the <u>trust</u>, they are entitled to notice of hearing on this proceeding.</i>
	Conf. Screen			
	Letters			5. <u>If this matter goes forward</u> , need revised order determining succession to Petitioners as co-trustees of the trust.
	Duties/Supp			
	Objections			Reviewed by: skc
	Video Receipt			
	CI Report			Reviewed on: 6-19-13
	9202			
✓	Order			Updates: 6-20-13
	Aff. Posting			Recommendation:
	Status Rpt			
	UCCJEA			File 11 - Lopez
	Citation			
	FTB Notice			

**Petition to Compel Custodian under California Uniform Transfers to Minor Act to Account; and Termination of Custodianship**

			<b>NICHOLAS MACHADO</b> is petitioner.		<b>NEEDS/PROBLEMS/COMMENTS:</b>	
			<b>Petitioner alleges:</b>			
			<ul style="list-style-type: none"> <li>He is 20 years old and a resident of Fresno County.</li> <li>While under the age of majority, <b>ARTHUR MACHADO</b> ("custodian") was designated as custodian for Petitioner under the California Uniform Transfer to Minor's Act and property was transferred to him as such custodian.</li> <li>Custodian has never accounted for his acts as custodian.</li> <li>Petitioner believes the Custodian held and managed at least two accounts for Petitioner's benefit at Fresno County Federal Credit Union and Fidelity Investments.</li> <li>Petitioner believes the Custodian has converted roughly \$9,099.13 from the Fresno County Credit Union while such custodial property was under his possession and control.</li> <li>On 5/3/2013, Petitioner made a written demand that the Custodian immediately return the converted property, plus interest, and account for custodial property under his possession and control.</li> <li>Custodian however did not respond to the written demand.</li> <li>Petitioner now seeks an accounting for all custodial property under Custodian's possession and control for the benefit of Petitioner, and for the imposition of damages for the wrongful conduct of Custodian.</li> <li>Petitioner seeks further order immediately terminating the custodianship, and compelling Custodian to immediately turn over possession and control of all custodial property.</li> </ul>		<p><b>Notice of Withdrawal of Petition filed on 6/24/2013.</b></p> <p>California Rules of Court 7.101 states if a petition, an order or other document to be submitted is one for which the Judicial Council has adopted a mandatory form, that form must be used. Therefore, the request should have been made on the mandatory Judicial Council form CV-110 Request for Dismissal.</p> <p>1. Need Order. Local Rule 7.1 states a proposed Order shall be submitted with all pleadings that request relief. If the proposed order is not received in the Probate Filing Clerk's Office ten (10) days before the scheduled hearing, a continuance may be required.</p>	
<b>Cont. from</b>						
	<b>Aff.Sub.Wit.</b>					
✓	<b>Verified</b>					
	<b>Inventory</b>					
	<b>PTC</b>					
	<b>Not.Cred.</b>					
✓	<b>Notice of Hrg</b>					
✓	<b>Aff.Mail</b>	W/				
	<b>Aff.Pub.</b>					
	<b>Sp.Ntc.</b>					
	<b>Pers.Serv.</b>					
	<b>Conf. Screen</b>					
	<b>Letters</b>					
	<b>Duties/Supp</b>					
	<b>Objections</b>					
	<b>Video Receipt</b>					
	<b>CI Report</b>					
	<b>9202</b>					
	<b>Order</b>	X				
	<b>Aff. Posting</b>					
	<b>Status Rpt</b>					
	<b>UCCJEA</b>					
	<b>Citation</b>					
	<b>FTB Notice</b>					
			<b>Please see additional page</b>			

**Wherefore, Petitioner prays as follows:**

1. That this Court order **ARTHUR MACHADO** to account for all custodial property held for the benefit of **NICHOLAS MACHADO** that was at any time or now is in his possession, custody or control.
2. That his Court order the termination of the custodianship for the benefit of **NICHOLAS MACHADO**, and further order **ARTHUR MACHADO** to execute all necessary documents to immediately turn over all custodial property to **NICHOLAS MACHADO**.
3. For compensatory damages.
4. For punitive damages.
5. For prejudgment and post-judgment interest at the maximum rate allowable by law.
6. For reasonable attorney's fees and costs, according to proof.
7. For costs of suit herein.
8. For such other and further relief that the Court may deem proper.

Crystal, age 8		<p><b>CHARLOTTE and JW BURLESON</b>, former guardians, are Petitioners.</p> <p><b>Petitioners state</b> guardianship was terminated on 9-16-10 and at that time, the Court ordered regular and ongoing visitation pursuant to mutual agreement. However, since February 2013, the mother (<b>CONNIE AMADOR</b>) has refused visitation and refuses to comply with the order.</p> <p>Therefore, Petitioners request the Court clarify or modify the order for visitation. A proposed schedule is provided.</p>	<p><b>NEEDS/PROBLEMS/COMMENTS:</b></p> <p>1. Guardianship was terminated on 9-16-10. Therefore, this probate court no longer has jurisdiction to address or make further orders regarding visitation for the minor. Any further proceedings, including this request for modification of the order made in the probate court for visitation for the former guardians, must be brought in the Family Court. See Probate Code §1602.</p> <p>Probate Code §1602(c) provides a mechanism for opening a Family Law case if there is not an open case already.</p> <p>See also corresponding Family Code §3105, which authorizes the Family Court to make or modify visitation orders, if appropriate.</p>	
	Aff.Sub.Wit.			
✓	Verified			
	Inventory			
	PTC			
	Not.Cred.			
✓	Notice of Hrg			
✓	Aff.Mail			W
	Aff.Pub.			
	Sp.Ntc.			
✓	Pers.Serv.			W
	Conf. Screen			
	Letters			
	Duties/Supp			
	Objections			
	Video Receipt			
	CI Report			
	9202			
✓	Order			
	Aff. Posting			
	Status Rpt			
	UCCJEA			
	Citation			
	FTB Notice			
			<p><b>Reviewed by:</b> skc</p> <p><b>Reviewed on:</b> 6-19-13</p> <p><b>Updates:</b></p> <p><b>Recommendation:</b></p> <p><b>File 13 - Burleson</b></p>	

<b>Age: 3 weeks</b>		<b>GENERAL HEARING 8-13-13</b>	<b>NEEDS/PROBLEMS/COMMENTS:</b>	
		<p><b>MELVA PALMS</b>, Great-Aunt and Family Friend, along with <b>LANDREA TOWNSEND</b>, Mother, are Petitioners.</p> <p>Father: Unknown Paternal Grandparents: Unknown Maternal Grandparents: Unknown</p> <p><b>Petitioners state</b> the hospital was concerned about the mother's ability to care for the baby due to her diagnosis of bipolar. They talked about adoption, but decided long-term guardianship would be best. The mother has expressed that she can't handle another child. This way, she can still be in his life. "2 moms are better than 1."</p> <p>Ms. Townsend states her pregnancy was not planned. She has a 2-year-old that she can barely take care of, and Ms. Palms can provide for the baby and give him a good home to grow up in. She is worried that she will be too stressed. She and Ms. Palms have a good relationship and Ms. Palms helps her take care of her 2-year-old also. She is willing to do what the baby needs</p>	<p>1. The Court may require clarification regarding Ms. Palms' relationship to the child – Petition states great-aunt and family friend, and also states god-sister to maternal grandma. However, the petition states the grandmother's name is unknown, and a god-sister is not a relative.</p> <p>This information is necessary to determine whether the guardianship investigation is done by the Court or by DSS pursuant to Probate Code §1513(a).</p> <p>2. Petitioners state the father is unknown. The Court may require further diligence or notice pursuant to Probate Code §2250(e).</p> <p>3. Ms. Palms' Confidential Guardian Screening Form is incomplete – need explanations for various answers provided.</p>	
<input type="checkbox"/>	<b>Aff.Sub.Wit.</b>			
<input checked="" type="checkbox"/>	<b>Verified</b>			
<input type="checkbox"/>	<b>Inventory</b>			
<input type="checkbox"/>	<b>PTC</b>			
<input type="checkbox"/>	<b>Not.Cred.</b>			
<input type="checkbox"/>	<b>Notice of Hrg</b>			X
<input type="checkbox"/>	<b>Aff.Mail</b>			
<input type="checkbox"/>	<b>Aff.Pub.</b>			
<input type="checkbox"/>	<b>Sp.Ntc.</b>			
<input type="checkbox"/>	<b>Pers.Serv.</b>	X		
<input checked="" type="checkbox"/>	<b>Conf. Screen</b>			
<input checked="" type="checkbox"/>	<b>Letters</b>			
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<input type="checkbox"/>	<b>Video Receipt</b>			
<input type="checkbox"/>	<b>CI Report</b>			
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<input checked="" type="checkbox"/>	<b>Order</b>			
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<input type="checkbox"/>	<b>Status Rpt</b>			
<input type="checkbox"/>	<b>UCCJEA</b>			
<input type="checkbox"/>	<b>Citation</b>			
<input type="checkbox"/>	<b>FTB Notice</b>			
			<b>Reviewed by:</b> skc	
			<b>Reviewed on:</b> 6-19-13	
			<b>Updates:</b>	
			<b>Recommendation:</b>	
			<b>File 14 – Townsend-Palms</b>	